

WARRANTY DEED

Individual to Individual

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

162
216NW728194RM
THE GRANTOR

Doc#: 2202842363 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 03:55 PM Pg: 1 of 2

Dec ID 20220101600835
ST/CO Stamp 0-943-865-488 ST Tax \$380.00 CO Tax \$190.00
City Stamp 0-801-980-048 City Tax: \$3,990.00

Sophia Iwanec, a unmarried person and not a party of a civil union and Peter Iwanec and Maria Iwanec, husband and wife of 3750 N. Oconto Avenue, Chicago, IL 60634 for and in consideration of TEN DOLLARS (\$10.00) and other consideration in hand paid, CONVEYS and WARRANTS to Brian Fischer of 4531 N. Paulina Avenue, #1A, Chicago, IL 60640 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *AND MAGALE AVITIA, HUSBAND

Legal Description: See attached Exhibit A.

*WIFE, AS TENANTS BY THE ENTIRETY, NOT AS TENANTS IN COMMON

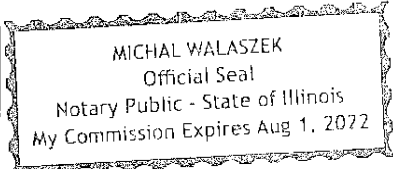
SUBJECT TO: Covenants, Conditions and Restrictions of Record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 12-24-223-030-0000
Address of Real Estate: 3750 N. Oconto Avenue, Chicago, IL 60634

Sophia Iwanec
Peter Iwanec

Dated this 14 day of January 2022.
Maria Iwanec



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sophia Iwanec, a unmarried person and not a party of a civil union and Peter Iwanec and Maria Iwanec, husband and wife, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 14 day of January 2022.

Notary Public

Mail To: Mark P. Sansonetti, Esquire, 1101 perimeter Drive, #675, Schaumburg, IL 60173
Mail Tax Bill To: Brian Fischer, 3750 N. Oconto Avenue, Chicago, IL 60634
Prepared By: James Phillip Habel, Esquire, 851 Dovington Court, Hoffman Estates, IL 60169

UNOFFICIAL COPY

EXHIBIT A.

LEGAL DESCRIPTION:

LOT 111 IN VOLK BROTHERS SHAW ESTATES, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN LINE, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-24-223-030-0000

COMMONLY KNOW AS: 2750 N. Oconto Avenue, Chicago, IL 60634

Property of Cook County Clerk's Office